

\$1,300,000 - 12416 Pratolina Drive, Austin

MLS® #9170019

\$1,300,000

4 Bedroom, 5.00 Bathroom, 3,685 sqft

Residential on 0.46 Acres

Meridian Sec E, Austin, TX

Spectacular single-story home in Meridian with an amazing open-concept floorplan that incorporates 4 bedrooms, 4 full bathrooms, multiple living and dining areas, and a resort-style backyard! Bursting with curb appeal, this gorgeous home is tucked away on an oversized cul-de-sac lot lined with majestic trees and lush landscaping. Natural light envelops the interior of the home where you'll find soaring ceilings, elegant crown molding, and beautiful wood and tile flooring throughout - NO carpet anywhere! A dedicated home office with glass french doors is located off the entry along with a formal dining room where you can host festive dinner parties. The entry leads to a spacious living area complete with a stone fireplace and a wall of windows overlooking the tranquil backyard. The living room opens to a gourmet kitchen featuring a large center island and breakfast bar, striking quartz countertops, and high-end stainless-steel appliances including a gas cooktop with a vented range hood. Find ultimate relaxation within the primary bedroom which offers direct access to the backyard, a tray ceiling with crown molding, a fabulous walk-in closet, and a luxurious en-suite equipped with double vanities, a deep soaking tub, and a walk-in shower with a bench seat. A workout room/flex space is located off the primary bathroom. The home also includes a true guest suite with a private bathroom and a game room located between two additional secondary bedrooms. Lead guests to the



backyard oasis where you can revel in the incredible views of the greenbelt while relaxing underneath the shade of the covered back patio. With a private heated pool/spa, an outdoor kitchen, and a covered outdoor dining area, you'll love hosting family and friends all year round! Excellent location within walking distance to Baldwin Elementary as well as the community amenity center where you can access the playground, park, and miles of scenic hiking/biking trails.

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	9170019
List Price	\$1,300,000
Sale Price	\$1,385,000
Sale Date	December 30th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,685
Acres	0.46
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	12416 Pratolina Drive
Subdivision	Meridian Sec E
City	Austin
County	Travis
State	TX
Zip Code	78739

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Curbs, Playground, Park, Pool, Street Lights, Sidewalks, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Raised Hearth, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Private, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Double Pane Windows, Screens
Roof	Composition, Shingle
Construction	Masonry, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki
High	Bowie